

the bird cage **ARCADIA**

REMODEL COMING SOON

UNDER NEW OWNERSHIP

Arcadia Corridor - Phoenix

RETAIL SPACE FOR LEASE

4502
EAST THOMAS

Inquiries:

Jose Ramirez

602-363-4628 cell

jose@oxurban.com

TJ Claassen

602-524-6000 cell

tj@oxurban.com

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PROPERTY HIGHLIGHTS

RETAIL & RESTAURANT SPACE

READY FOR IMMEDIATE OCCUPANCY

RENTAL RATE NEGOTIABLE

4502 EAST THOMAS ROAD PHOENIX, AZ 85018

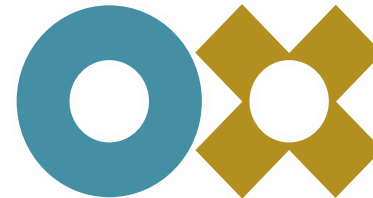
Suites ranging from 800 SF to 2,500 SF Max Contiguous 3,000 SF

Monument & Building Signage

OWNER/ AGENT

NEW OWNERSHIP | Arcadia 4502 has approximately 13,500 square feet of retail space located just east of the busy intersection of

44th and Thomas Road adjacent to Arcadia Crossing. This neighborhood retail center is ideally located with excellent visibility and extensive improvements which make it stand out from the other retail centers. New roof, exterior paint, and parking lot striping. Favorable rates and tenant improvements available! Be a part of the rebranding of this retail center.



URBAN PROPERTIES

TJ Claassen
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Jose Ramirez
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7109 East 2nd Street No. 102
Scottsdale, AZ 85251
www.oxurban.com
480.423.1111

LOCATION MAP

44th Street



Thomas



Starbucks

ARCADIA
CROSSING

COSTCO
PETCO
BURLINGT
ON

Fry's

Target



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URBAN PROPERTIES

SITE PLAN

Building A

- 4502: Available 1,005 SF 2nd Gen Restaurant
- 4504: Available 804 SF
- 4506: Available 790 SF
- 4510-4512: 12th Round Fit Boxing

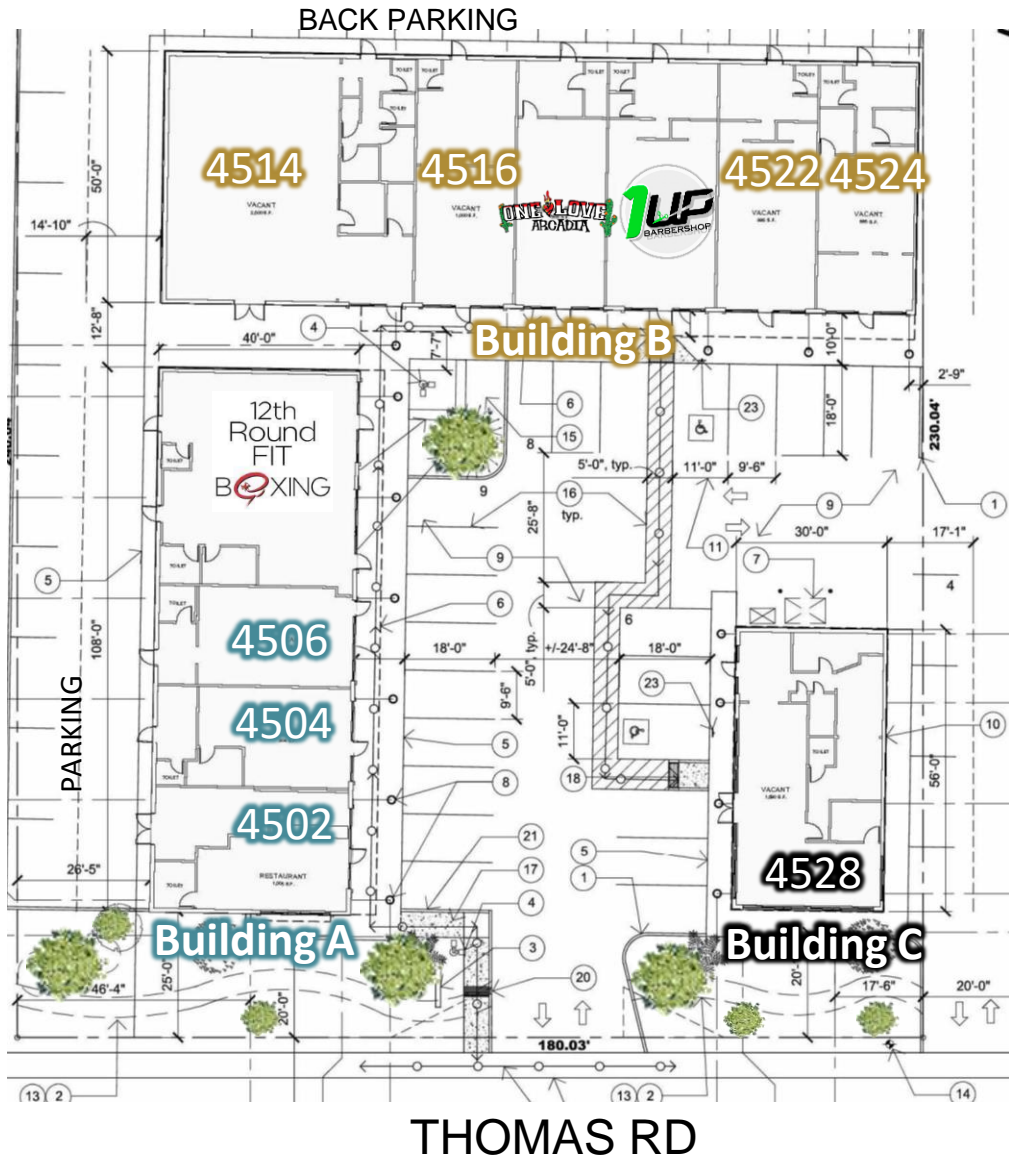
Building B

- 4514: Available 2,500 SF former fitness
- 4516: Available 1,000 SF
- 4518: One Love Arcadia
- 4520: 1 Up Barber Shop
- 4522: Available 1,000 SF
- 4524: Available 1,000 SF

Building C

- 4528: Available 1,680 SF

***Square footage listed above are approximated



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Trade Area
1 Mile



The art of eating healthy



AVERAGE ANNUAL INCOME
\$97,904



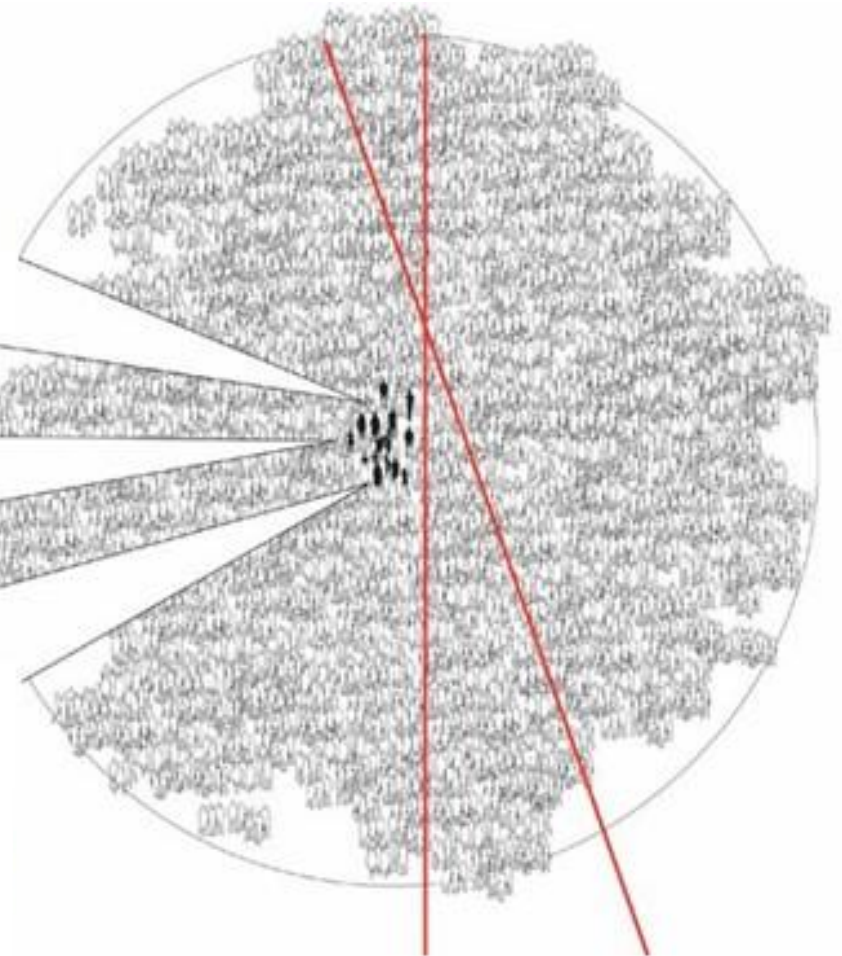
LA GRANDE
ORANGE



CPD THOMAS: **32,273**
CPD 44th ST: **38,922**



POPULATION WITHIN 3 MILE
TRADE AREA
132,877



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